



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: May 6, 2008

TO: Mayor and Councilmembers

FROM: Administrative Division, Parks and Recreation Department

SUBJECT: Capital And Operating Funds Transfer For The Los Baños Deep End Wall Replacement And Re-Plastering Project

RECOMMENDATION:

That Council authorize the additional appropriation of \$139,692 to the Los Baños Deep End Wall Replacement and Re-Plastering Project in the General Fund Capital Outlay Fund by transferring \$100,000 from the Oak Park Bridge Replacement Project, \$29,692 from the Playground Replacement Project, and \$10,000 from the Parks and Recreation Fiscal Year 2008 Operating Budget.

DISCUSSION:

Project Description

The primary purpose of the Los Baños Deep End Wall Repair and Re-Plastering project is to remove and replace the leaking deep end wall of the Los Baños Del Mar Swimming Pool. The deep end pool wall has had a leak for the past 10 years. Over the years, 5 different methods applied to seal the area have failed. In 2006, the City contracted Rowley International Inc., Aquatic Engineers (Rowley) to provide a design to address the leaking wall. Rowley determined that in order to resolve the leaking issue and provide structural integrity to the pool, the entire deep end wall needs to be replaced. This work requires that the pool be emptied of water for up to 8 weeks.

Since the pool will be empty, it will be necessary to re-plaster the entire pool shell. When the pool shell is exposed to air for a short amount of time, its finish deteriorates and becomes ineffective. Since re-plastering the pool shell was already scheduled for 2009, it will be undertaken concurrent with the replacement of the deep end wall. As a result, the pool will only need to be closed once to complete both projects. The pool was last re-plastered in 1995 during the remodel of the pool shell, deck, and equipment. New land and target tile will also be installed as well as renovation of the pool ladders. Other repairs, such as painting and re-grouting of tiles in the locker rooms, will be undertaken during the closure.

Pool Programming

While due to its popularity there is never a good time to close Los Baños, the Parks and Recreation Department determined that a summer closure would have the least impact on public pool users. The West Beach Wading Pool will also be closed since Los Baños restroom and shower facilities will not be open. During the summer, other City pools are open, School District pools are available for programming, and local beaches have daily lifeguard service. Los Baños also serves recreation programs of Santa Barbara City College (SBCC) during the fall and spring semesters. Completion of the pool repairs in the summer will ensure that SBCC can continue its fall programming without disruption.

The Department has taken a number of steps to continue aquatic programming while the pool is closed for the repairs. Two City pools, the Oak Park Wading Pool and the Ortega Park Swimming Pool, will be open as usual during the summer. These pools serve children age 7 and under, and age 13 and under, respectively. Through its joint use agreement with the Santa Barbara School Districts, the Department has scheduled adult lap swim, masters swim, youth swim lessons, and age group swim programming at Santa Barbara High School. The Department also secured the Dos Pueblos High School pool for the Santa Barbara Swim Club's Semana Nautica swim meet, and is seeking to secure more pool time at Dos Pueblos High School to assist the Santa Barbara Swim Club with its summer programming. The Department is also working with other recreation providers including the YMCA, UCSB, and the City of Carpinteria, to secure reduced swim rates for the summer.

Extensive outreach is underway to inform the public and includes information in the Parks and Recreation Spring Activity Guide; distribution of a bilingual Frequently Asked Questions (FAQ) sheet with closure information and alternating schedules; notification of recreation swim groups; and postings at Los Baños and other recreation facilities. There has been some initial media coverage about the pending project and closure. The Department will provide updates to the media and others as the project progresses.

Project Schedule

Project design was complete in February 2008. Project construction bids were received on April 16th with Condor, Inc. the apparent low bidder. With Council approval of the capital fund transfer to fully fund the project, the purchase order contract will be awarded. Construction is scheduled to begin on June 23rd and complete by the end of August. Re-opening of the pool is scheduled for August 29, 2008. Project construction is being done as a purchase order contract because it is considered a Repair and Maintenance Project under the public purchasing code.

BUDGET/FINANCIAL INFORMATION:

The estimated total cost of the project is \$533,100. Funding in the amount of \$393,408 for the project to date has come from the General Fund and the ICS Building Maintenance Planned Maintenance Program. This includes \$240,000 in Fiscal Year 2008 funds. An additional \$139,692 is needed to completely fund the project. The following table outlines the estimated total project cost.

<i>Design</i>	
Contractor	\$30,000
City Engineering Services for Design	\$32,000
Special Supplies/Materials Testing	\$2,000
<i>Construction</i>	
Construction Contract	\$381,000
Construction Change Order Allowance	\$38,100
Contract Design Management	\$15,000
City Engineering Construction Management	\$32,000
Building Permit	\$3,000
Total	\$533,100

It is recommended that Council transfer funds from 2 Parks and Recreation Department Capital Projects and the Fiscal Year 2008 Operating Budget to cover the remaining \$139,692 needed to fund the project. The Oak Park Bridge Replacement Project has an account balance of \$100,000 due to the acquisition of grant funds. The Playground Replacement Project has \$29,692 remaining from the replacement of the Ortega Park Playground. The Parks and Recreation Operating Budget for the Aquatics Program has \$10,000 available in equipment replacement funds that can be applied to the project.

SUSTAINABILITY IMPACT

Repairing the deep end wall will result in water and energy savings. Successful implementation of the project will conserve water. It will decrease the amount of water lost from the pool on a daily basis. There will also be energy savings from the reduced need to heat new water added to the pool to offset the loss from the leaking wall.

PREPARED BY: Jill E. Zachary, Assistant Parks and Recreation Director

SUBMITTED BY: Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office